



Thorney Road, Streetly,
Sutton Coldfield, B74 3HZ

£625,000

Paul Carr Estate Agents are delighted to bring to the market this truly impressive four-bedroom detached family home in a highly sought-after Streetly location. Tastefully extended and beautifully presented, this property offers immaculate living accommodation throughout.

Highlights include a spacious modern fitted kitchen/dining area, a wonderfully bright orangery with bi-fold doors, a snug lounge with bay window, four generously sized bedrooms, and a very private, landscaped rear garden.

The lounge, open-plan kitchen/dining/family room, orangery, bedroom one, and bedroom three all benefit from fitted air-conditioning units, providing year-round comfort.

The property also benefits from a brand-new roof installed in December 2024, adding further peace of mind for prospective buyers.

Thorney Road sits conveniently between Foley Road East and Manor Road, right in the heart of Streetly. With local shops, highly regarded schools, and excellent transport links all within walking distance, this location is ideal for families looking to move into or around the area.

Approached via a paved driveway offering ample parking, the property features an entrance porch leading into a spacious hallway and a cosy front lounge with bay window.

To the rear is a stunning social kitchen/dining space with modern integrated appliances, complemented by a separate utility room, downstairs W.C, and access to the integral garage. Before stepping out into the garden, you'll find an impressive, light-filled orangery with bi-fold doors opening onto the patio.

Upstairs, a bright open landing leads to a well-maintained family bathroom and four excellent-sized bedrooms. Bedroom three spans the left-hand side of the home, offering generous space, fitted cupboards, and a rear skylight. The master bedroom is exceptional in size, featuring fitted wardrobes and a private en-suite shower room.

Outside, the beautifully landscaped rear garden offers a sociable patio area with steps leading up to a pristine lawn, complete with secure fenced boundaries for added privacy.

Tenure: We can confirm the property is Freehold.

Council Tax Band: We can confirm the Council Tax Band is F payable to Walsall Council.

Services Connected: Gas/Electric/Water/Drainage.

Viewings: Strictly via appointment through our Streetly Residential Sales Department on 0121 353 6464
or via Streetly@paulcarrestateagents.co.uk



Ground Floor Accommodation

Entrance Porch

Entrance Hall 14' 10" x 5' 5" (4.52m x 1.65m)

Lounge 15' 5" x 13' 5" (4.70m x 4.09m)

Open Plan Kitchen/Dining/Family Room 28' 7" (max) x 19' 1" (max)
(8.71m x 5.81m)

Orangery 19' 7" x 11' 0" (5.96m x 3.35m)

Utility Room 7' 11" x 7' 2" (2.41m x 2.18m)

WC

Garage 15' 6" x 9' 3" (4.72m x 2.82m)

First Floor Accommodation

Bedroom One 17' 7" x 12' 2" (5.36m x 3.71m)

En-Suite 7' 8" x 7' 0" (2.34m x 2.13m)

Bedroom Two 15' 5" x 10' 5" (4.70m x 3.17m)

Bedroom Three 25' 5" x 7' 1" (7.74m x 2.16m)

Bedroom Four 9' 8" x 8' 8" (2.94m x 2.64m)

Family Bathroom 7' 10" x 5' 7" (2.39m x 1.70m)







Floor Plan

This floor plan is not drawn to scale and is for illustration purposes only

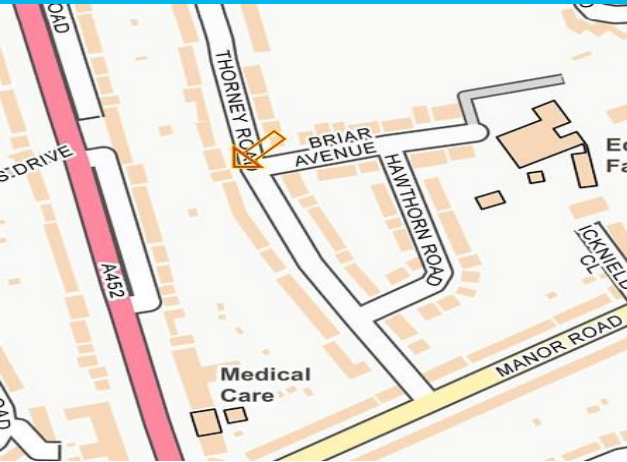


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Plan produced using PlanUp.

Energy Performance Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Map Location









Agent's Note:

Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested. All dimensions are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.
Came on the market: 26th November 2025